

**ACTION AGENDA
PLANNING COMMISSION MEETING
Chula Vista, California**

Council Chambers

Wednesday, May 14 , 2003, 6:00 p.m.

276 Fourth Avenue, Chula Vista,CA

CALL TO ORDER: Hall P Madrid A O'Neill P Cortes P Castaneda P Hom A Felber P

- 1. PUBLIC HEARING: PCC-02-13; Conditional Use Permit proposal to allow the expansion and conversion of an existing accessory building into a 906 square foot accessory second dwelling unit attached to a two-car garage behind the existing single-family dwelling located at 736 Church Avenue. The project site is located in the Single-Family Residence (R-1) zone. The accessory second unit is in compliance with State Government Code Section 65852.2(b).**

*Approved 700
sf unit.
(4-1-0-2)*

- 2. PUBLIC HEARING: Public Hearing: Consideration of a Conditional Use Permit, PCC-03-48, for Cingular Wireless to construct an unmanned cellular communications facility at Hilltop Baptist Church – 740 Hilltop Drive.**

*Approved
(4-0-0-2)*

- 3. PUBLIC HEARING: PCM 02-04; Auto Park North Specific Plan.**

*Continued
5/28/03*

- 4. PUBLIC HEARING: Mitigated Negative Declaration IS-03-016 and Precise Plan PCM-03-15 to allow for a mixed-use project that includes: (1) 40 lane homes (condominiums); (2) nine loft apartments; (3) 9,000 square feet of retail space; and (4) reductions in parking and open space. The project site is located at 760 Broadway in the Central Commercial, Precise Plan (C-C-P) zoning district. The Developers are Carter Reese Associates and Bitterlin Development Corporation.**

*No Action
(3-2-0-2)*

5. PUBLIC HEARING: Negative Declaration (IS-03-008); Rezone (PCZ-03-02) from the Thoroughfare Commercial, Precise Plan (C-T-P) zone to the Central Commercial Precise Plan (C-C-P) zone; and Precise Plan (PCM-03-21) to allow for a mixed-use project that includes: (1) 41 apartments affordable to low income senior citizens with associated support services; (2) one manager's apartment; (3) 2,219 square feet of retail space; and (4) reductions in setbacks, parking and open space.

Approved
(4-0-0-2)

6. PUBLIC HEARING: PCM-03-06; Request to amend the Otay Ranch Village 11 Sectional Planning Area (SPA) Plan, Site Utilization Plan and adopt an Ordinance to modify the Otay Ranch Village 11 SPA Planned Community District Regulations. Applicant – Brookfield Shea Otay, LLC.

Approved
(4-0-0-2)

PCS-03-02; Request to approve a Revised Tentative Subdivision Map for Village 11 of Otay Ranch, Chula Vista Tract 01-11A. Applicant – Brookfield Shea Otay, LLC.